8, Parcau Road

Bridgend, CF31 4TA

Watts & Morgan

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£325,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A beautifully presented traditional three bedroom semi-detached property located in Bridgend. Chain free. Within walking distance to Bridgend town centre and close to local amenities. Accommodation comprises: entrance hall, sitting room, lounge/dining room & kitchen/breakfast room. First floor landing, two double bedrooms, a comfortable single bedroom, bathroom & WC. Externally enjoying a private driveway leading into a detached garage with a lawned front garden and a generous rear landscaped garden. Being sold with no onward chain.

Directions

* Bridgend town centre - 1.2 Miles * Cardiff - 22.0 Miles * J36 of the M4 - 4.0 Miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed composite door into the entrance hall offering a uPVC window to the side elevation, an under-stairs storage cupboard, a wooden staircase to the first floor landing and original herringbone flooring.

The sitting room is offered to the front of the property and enjoys a continuation of original herringbone flooring, uPVC bay window with shutter blinds and a log burner. The kitchen/breakfast room has been fitted with a range of stainless steel base units with space for a freestanding oven. Further features include tiled flooring, partly tiled walls, a large 'Belfast' sink unit and a uPVC window to the side elevation. The breakfast area offers space for dining room furniture and a uPVC door provides access to the rear garden. The lounge is another spacious reception room offering continuation of original herringbone flooring, a log burner and uPVC French doors provide access to the rear garden.

FIRST FLOOR

The first floor landing offers exposed wooden floorboards, a uPVC window to the side elevation and all doors lead off. Bedroom one is light and airy double bedroom offering exposed wooden floorboards and uPVC bay window to the front elevation with shutter blinds. Bedroom two is a further double bedroom offering exposed wooden floorboards and a uPVC window to the rear elevation. Bedroom three is a comfortable single bedroom offering exposed wooden floorboards and a uPVC window to the front elevation with shutter blinds. The bathroom has been fitted with a 3-piece suite comprising; corner shower cubicle, wash hand basin and bath. Further features include exposed wooden floorboards, partly tiled walls, exposed brick walls, an obscured uPVC window to the rear elevation and a heated towel rail. A separate WC is offered on the first floor.

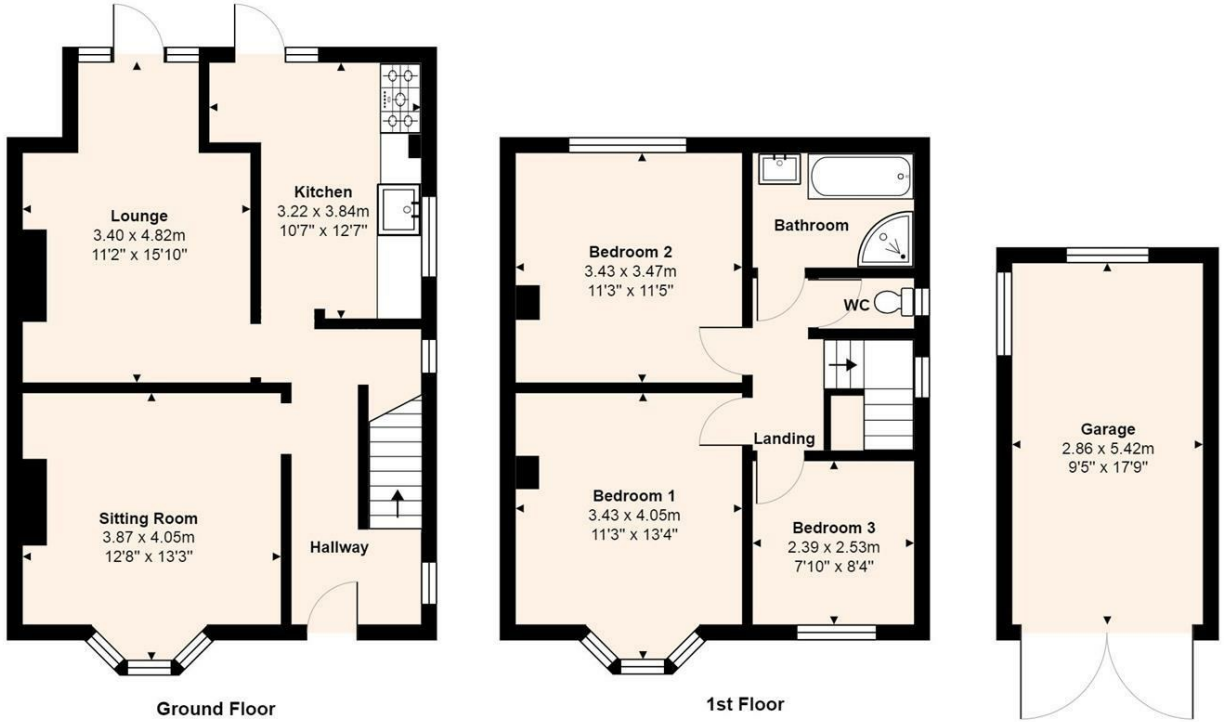
GARDENS & GROUNDS

No. 8 is accessed off the road onto a private driveway via a courtesy solid steel gate, leading to a garage offering full power supply and wooden doors. The front garden offers a lawned section enclosed by hedgerow.

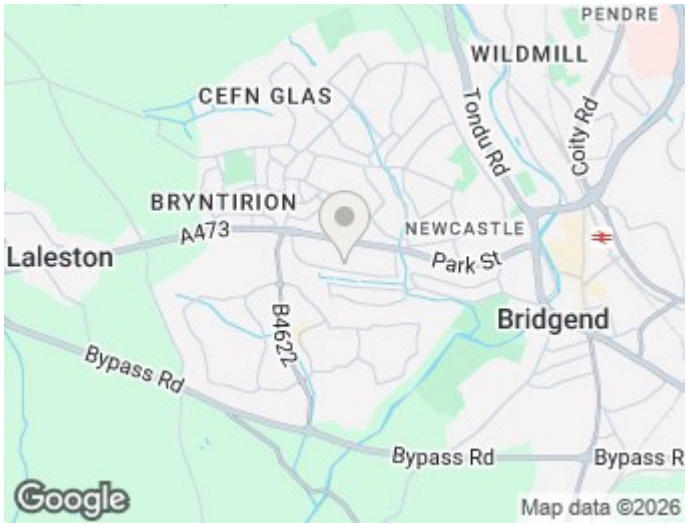
To the rear of the property lies a beautifully maintained landscaped garden with sandstone patio areas ideal for outdoor dining and entertaining. A lawned section is enclosed by a brick wall and offers planted borders and mature shrubs and trees. An outhouse offers an electric supply and plumbing for a washing machine.

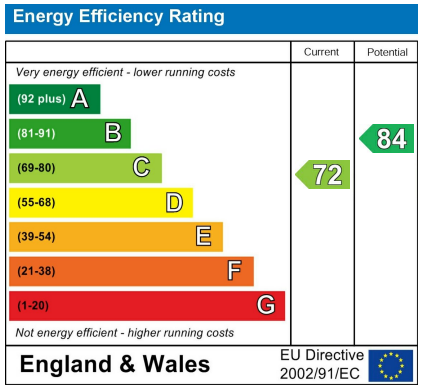
SERVICES & TENURE

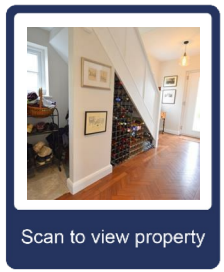
All mains connected. Freehold. Council Tax band "D" EPC rating "C".



8 Parcau Road
Total Area: 91.3 m² ... 983 ft² (Excluding Garage)
All measurements are approximate and for display purposes only







Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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